

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Jackson Oaks Two-Lot Minor Subdivision - County File #CDMS21-00007

Lead Agency: Contra Costa County Department of Conservation and Development

Contact Name: Syd Sotoodeh

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Phone Number: 925-655-2877

Project Location: Alamo
City

Contra Costa County
County

Project Description (Proposed actions, location, and/or consequences).

The applicant seeks approval of a tentative map that would subdivide the subject 1.5-acre parcel into two parcels. 0.09 acres of right-of-way would be dedicated for future road widening of N. Jackson Way, resulting in approximate gross lot areas of 0.46-acres (Parcel A) & 0.95 acres (Parcel B). Approximately 25% of Parcel B is restricted from development (grant deed of development rights over the San Ramon Creek area). Site improvements include a 16-foot paved road within a 35- to 39.6-foot-wide access easement for access to Parcel B from N. Jackson Way and one bio-retention area on Parcel B. No changes are proposed for the existing residence/driveway on Parcel A, however, the applicant requests variances from the R-20 zoning district standards for a substandard secondary front setback and a substandard side yard to the existing residence. The applicant also requests exceptions from Title 9 requirements of the County Ordinance Code related to the undergrounding of overhead utility services and to sidewalk/curb improvements along N. Jackson Way. Approval of a tree permit is also requested to allow work within the driplines or removal of 15 code-protected trees. ±155 cubic yards (CYS) of net fill (±320 CYS of cut & ±475 CYS of fill) is anticipated for future roadway/foundation pad.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Air Quality: Bay Area Air Quality Management District Basic Construction mitigation measures during construction would reduce temporary impacts from, e.g., dust, loose materials, and idling trucks/equipment.
- Biological Resources: mitigations include requiring pre-construction avian, basking herpetofauna, and bat surveys by a qualified biologist and providing buffers around nesting/roosting sites, delaying tree removal or construction until the end of nesting or roosting periods, and consulting with the CDFW if any special-status basking herpetofauna (e.g., Alameda whipsnakes) or occupied bat roosts/maternity colonies are identified in the project site.
- Cultural Resources/Tribal Cultural Resources: mitigations include stopping work and requiring a qualified archaeologist or the County Coroner to examine the site/materials if any prehistoric/historical materials or human remains are encountered during ground disturbance activities.
- Geology/Soils: mitigations include submittal of an updated, design-level geotechnical report for review by County Geologist, observation/testing/report by project geotechnical engineer during construction activities.
- Noise: mitigations include submittal of a noise assessment by a qualified acoustician for review by the County Community Development Division with recommendations, if warranted, for special design/construction materials to reduce residential interior and/or exterior noise levels to those acceptable as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known

Provide a list of the responsible or trustee agencies for the project.

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- San Ramon Valley Fire Protection District
- Central Contra Costa Sanitary District (Central San)
- East Bay Municipal Utility District (EBMUD)